

MHOA Board of Directors Meeting October 14, 2019

Welcome: Mike Lemasters

Introductions: Board; Lou Haasis (27), Rob Skelton, Patrick Rue, Ken Baker, Laurie Lemasters

Call to Order: 6:31 by Mike

Determination of Quorum - 4 of 5 present: Mike Lemasters, Angie Gerken, Paula Morgan, Bobby Ryszkowski. Frank is on his way

Past Meeting Minutes Approval - for July meeting, minor changes/typos - Approved.

Sept notes - approved

Open Discussion for All – 15 Minute limit

President Report - Mike

Lien Release - the property with the bad shed was being sold, we did not have enough of a case to enforce the lien so it was released upon the sale.

Street Signs - we got all the street signs from the County and they are installed. Frank says no invoice received as of yet.

Fraud/Scam - the Treasurer got an email from a person spoofing Mike asking to pay and invoice. Mike reported it. Paula also got an email spoofing Mike.

Complaints

Camping Trailers - lot 245, trailer was removed. We have no outstanding complaints about trailers.

Garbage Cans on Streets- complaint received by email. Bobby contacted the property owners but did not hear back. We have no specific rule about cans left at the end of driveways

Filing Cabinets: metal cabinets are in the shed. files were moved from the tubs to the cabinets. Laurie says there are also office supplies and picnic supplies in the shed.

Vice President Report - Angie

new requests

Lot 4 house and garage; this request did not have a specific color

Lot 140 new outbuilding - stain color not specified on ACC request but was on the plan itself

Lot 150 - garage rejected due to being metal-sided, matches his house but does not meet current guidelines and regs; owner has some ideas about ACC guidelines and regs so Angie will invite him to give input;

Secretary Report - Paula

Building rentals - we are on the calendar for use of the Schoolhouse; Paid \$40 to reserve the Community Center for next summer's annual meeting

Treasurer Report - Frank

About \$50K in savings; \$5K in checking;

There are people who need some reminders sent this month to pay their dues.

Has not seen the invoice for the first payment to Crooked Creek for snow plowing, but Bobby did forward it to Frank

At Large Report - Bobby

Lot # 167 (Shirley Yoos) Snow Berming for North Entrance - this was cleaned up and mowed over the summer. Mike has gotten approval to do the same this winter

Pond: water report and release is due; the release was handled by Richard this week, Bobby needs to learn more about this to do the report and the readings. The state guy was not happy and was ready to burn us down, but he has calmed down we are all good now.

Gas tanks: they were moved when we burned the pit. Patrick: Need to be moved back closer to the road to be usable in winter.

Loader: Went to look at the one at 74 Ranch, seller will take \$20K, needs a little bit of work, comes with a plow attachment; there are newer ones online for same price; has not seen Leon's loader yet. Bobby does not think we need to be in a hurry to buy because there are loaders out there.

Burn/Slash pile: a person who does chipping and slash removal who would do this for people and maybe for the HOA itself. Timber wolf Landscaping 970-409-8147

Mike says Fairplay slash site is closed for the winter; Bailey is open

Grader: our grader is starting and running fine presently. no hurry to sell and we can't get anything for it anyway, maybe \$4K. Bobby plans to run it to smooth out the washboard when the road gets some moisture on it.

Old Business

Table and Shelter at Pond – Delayed due to budget concerns.

Snow Removal Contract - contract was approved

Heavy Equipment - covered above

Equipment Storage Building - since we are not sure about if we are getting a loader or not, no hurry to move on this.

New Business

Washboarding on the roads - Lou Hassis has sent a note to Bobby. Bobby intends to get the grader out as conditions allow.

Covenant rewrite - Ken Baker. Why do we need the lawyers involved? They charge too much money. Mike pointed out that the lawyers must review to make sure that the wording is done correctly and would hold up legally. Need to meet on this.

Septic will be pumped second week of Nov. Black Cat, about \$500 to be invoice in the mail.

Fire mitigation water tanks: Patrick says that the fire dept should be checking these, but we don't really know the status.

The right-of-way easement question: Is it permanent? The property is for sale. We believe that the work done by the previous board made the easement permanent.

Mike's Lemasters is resigning. Letter submitted. needs his name and numbers and contacts removed from the MHOA website.

Adjournment: 8:00pm